



## MONTGOMERY COUNTY COUNCIL


ROCKVILLE, MARYLAND

OFFICE OF THE COUNCIL PRESIDENT

### MEMORANDUM

July 12, 2005

TO: Karen Orlansky, Director  
Office of Legislative Oversight

FROM: Thomas E. Perez, Council President 

SUBJECT: **Independent Fact-finding Review of the Clarksburg Town Center Development Approval and Implementation Process**

This memo serves as the County Council's formal request that the Office of Legislative Oversight (OLO) undertake an independent fact-finding review of the Clarksburg Town Center land use development approval and implementation process. OLO's fact-finding review will be one of multiple efforts that the Council will undertake in order to better understand the issues surrounding Clarksburg Town Center, and to provide policy guidance and recommendations for all government and private participants in the County's overall land development process.

All Montgomery County residents – including present and future Clarksburg families – deserve to be confident that the Town Center is laid out and built according to the Clarksburg Master Plan and each specific project approval. Clarksburg will be the last large “new town” in Montgomery County, and the Council, with active participation by the development and civic communities, invested much time and thought in that master plan so that all of Clarksburg will reflect the best of current planning. The serious implementation issues uncovered thus far -- mainly due to diligent research and vigorous questioning by Clarksburg residents -- call that confidence into question.

In terms of fact-finding, the Council asks that you conduct a review of documents, supplemented with interviews as you deem appropriate, in order to develop a written report that includes:

- A chronology of relevant events related to the development approval and implementation of Clarksburg Town Center;
- A description of how the development approval and implementation process is intended to work, and how it actually has worked to date in Clarksburg Town Center;



- Identification of inconsistencies, flawed processes, lack of coordination, or other problems that occurred in the development approval and implementation of Clarksburg Town Center; and
- A list of further questions that the Council should seek answers to and recommended next steps the Council should take concerning the issues raised by your fact-finding.

Planning Board Chairman Derick Berlage and County Government Chief Administrative Officer Bruce Romer have agreed to lend the full cooperation of their respective agencies to this fact-finding review. We would like to receive your report by mid-September. Please keep me informed of the status of your work and let me know if you find that additional time is needed.

The Council understands that adding this additional assignment to OLO's Work Program will affect the target dates of completion for other projects. I recommend that you provide the Council with a revised FY06 Work Program production schedule shortly after you complete this fact-finding review.

c: Derick Berlage, Chairman, Montgomery County Planning Board  
Bruce Romer, Chief Administrative Officer, Montgomery County Government